

LOT 20
HAMPTON LAKES PHASE 3
OR 2229/288

BURKE KEVIN THOMAS & JUSTINE
85608 BANBURY COURT
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4085.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	291,381
FGR	829	55	456	54,679
FOP	172	30	52	6,235
FSP	168	40	67	8,034
FUS	694	100	694	83,218
STR	48	10	5	600

TOTALS	4,341		3,704	444,147
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,658.00	SF	10.00
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

REVIEW DATE 03/09/2023 BY DMC

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,704	100.9800	119.91	444,147	2022	2022	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 3124									
HX Base Yr									
85608 BANBURY CT, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

TOTAL OB/XF									
23,420									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

TOTAL OB/XF									
23,420									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					444,147				
TOTAL MARKET OB/XF VALUE					23,420				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					542,567				
SOH/AGL Deduction					0				
ASSESSED VALUE					542,567				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					542,567				
TOTAL JUST VALUE					542,567				
NCON VALUE					467,567				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008161	SWIM POOL	100,000	05/25/2022
22005507	CO ISSUED	0	04/26/2022
21005507	NEW CONSTR	459,521	08/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2558/1143	4/25/2022	SW	Q	I	01	542,200	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: BURKE KEVIN THOMAS							
2246/1096	12/31/2018	SW	U	V	37	5,700,000	
GRANTOR: AW VENTURE I LLC ET A							
GRANTEE: AVH NORTH FLORIDA L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2022] S7 E20 N8 FGR=[YR=2022] E9 S9 E21 N29 W32 S20 E2\$ W2 N5 W5 S6 W13\$ E13 N6 E5 N15 E32 N45\$ PTR=E10 FUS=[YR=2022] S18 E25 N8 STR=[YR=2022] E10 N4 W12 S4 E2\$ W2 N4 E2 N18 W21 S12 W4\$ W10\$.									